

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
October 2, 2019**

The meeting was called to order by Joe Dalmas at 5:03 pm with quorum established with Mark Spiegel, Dan Searer and Tom Turner present. Darrell Bryant was absent with prior notice. Cindy Leath, HOAMCO Community Manager, Steve Buck HOAMCO Community Manager and seven (7) homeowners also present.

Approval of Minutes

Open Session Board Meeting, August 75, 2019. Mark moved to approve; Dan, second. Passed unanimously.

Financial Report

Joe provided the financial report which indicated the Reserve account balance of approximately \$113K and an Operating account balance of just under \$60K. Year to date expenses are roughly \$38K against a budget of \$36K so we are slightly over budget, mainly due to timing of expenses and higher than anticipated legal fees and unbudgeted pest control. We should be fine at year end.

Management Report

Cindy Leath provided the management report in written form to the Board. Cindy announced that she will be retiring from HOAMCO in December and that it has been her pleasure to work with the LVRE community and Boards over the years. Joe Dalmas offered words of thanks and praise for Cindy's guidance over the years and she was given a round of applause. Cindy introduced Steve Buck as her replacement and Steve gave a brief overview of his experience. Cindy will be in attendance at the December meeting and will continue to train Steve and provide him with community background until then.

Committee Reports

A. Roads Committee – Ralph Istwan

Ralph reported that the Committee reached an all-time high record for patching, having repaired 111 spots, using 40 tons of rock. Ralph feels the road will hold up well over the winter and will consider chip sealing another seven (7) miles of roads next year.

B. DRC Committee – Dan Searer

Dan reported that the Peterson residence has been approved for final inspection. The barn still needs to be painted, but that will be done shortly. The plans for the 4800 s.f. McLemore house on Doric are in process of being approved.

C. Landscape Committee – Jim Istwan

The Camp Wood entrances look great, but the front entrance at Fair Oaks does not. Zebrascapes has had several problems with equipment failure of their mowers and vehicles, so this area has suffered from lack of service. One of the issues in getting consistent good service is the distance to our community and the small amount of work that is required at each visit. The irrigation has been now turned off at the Fair Oaks entrance and the Camp Wood will be shut down soon. There will be more discussion of options for the entrance later in the meeting.

D. Website – Tom Turner

Tom reported that he continues to keep the website updated with minutes and other community information.

Previous Business - none

New Business

Capital Expenditure for Fair Oaks Entrance Landscape

Joe stated that we need to think about the direction the community wants to take for the entrance. The Landscape Committee has indicated that the irrigation is old and failing, so a xeriscape design may reduce the on-going problems associated with watering, mowing, etc. Jim Istwan provided estimates to the Board of \$37K from Yavapai landscape for a hardscape design. If the homeowners were to do the work, there would be approximately \$15K in supplies of fabric, gravel, boulders, etc. Hardscape would not need much maintenance but there would still be concerns over trucks getting damaged by hitting boulders when turning or damage to the gravel as heavy equipment runs over the edges. The entrance land is owned by Steve Pierce and Tom Kelly, but the Association is responsible for the maintenance. Any changes to this area should be discussed with Steve and Tom prior to anything being done. It was commented that Steve prefers to keep the entrance grassy and xeriscape does not appeal to him. Tiny Kenson also stated they would prefer to keep the grass. The grassy area outside of the circle was originally meant to remain as pasture and simply mowed. The irrigation in this area had been off for several years and only this year was it turned back on. There are many irrigation heads that are broken due to age, being run over by mowers, etc. The estimates to repair the pop up heads in just the inner circle of the entrance run from \$975 to \$2500. After much discussion, the general discussion was to keep the grass, don't spend a lot of money, fix the irrigation on the inside of the circle and revisit the matter again in the spring, after having a discussion with Steve Pierce.

On a separate matter, Dan Searer reported that he had changed the locks on the electrical boxes at the entrance to prevent access to and irrigation controls by unauthorized persons. Park Pro, Jim Istwan, Dan, Darrell, and Tiny Kenson all should be given keys.

Proposed Changes to CCRs

As a continuation of the Document Review Committee work, Joe asked if the Board wanted to consider going through with amending the CC&Rs with the proposed changes. Any changes would require a 75% vote of the membership and a legal review which could run upwards of \$7,000 as well as other administrative costs for printing and mailing. Discussion followed on how difficult it would be to obtain 75% participation, especially since there are still so few owners living in the community. Joe moved to indefinitely table the topic of proposed changes to the CC&Rs. Dan, second. Unanimously approved.

The DRC has indicated that they want to add a provision to the architectural guidelines to require a two (2) car garage on all new builds. Joe stated that the DRC has the authority to make this change without obtaining Board approval. This provision was originally in the design guidelines, but at some point it was removed.

Rules & Regulations Document Revision

The Rules & Regulations that were approved at the July 5, 2019 meeting were found to have some clerical errors and numbering problems. The revised version was provided to the Board in their meeting packet for review prior to the meeting. Joe moved to adopt the revised copy, Tom second. Passed unanimously. Cindy will distribute the new version by email to owners and provide to escrow for Disclosure. Tom will upload to the website.

2020 Budget Approval

Darrell Bryant had previously provided a draft budget with assumptions for Board consideration prior to the meeting, which included no change in the annual assessment amount. In review of the draft, Joe stated that the legal fee expense could be reduced now that the proposed changes to the CC&Rs would be tabled. The Board agreed to reduce the expense to \$4,000. Dan asked Ralph Istwan if the Road Committee budget could be reduced. With Ralph's approval, the Board agreed to reduce the amount to \$6,000. Cindy added that the Corporation Commission filing fee had increased to \$50

since the draft was initiated. Joe moved to approve the 2020 budget with these changes. Dan, second. Passed unanimously.

Open Forum

There was a comment on speeders in the community. This is not a new topic and is a reoccurring problem. Joe stated that we could consider having off duty YCSO in to cite drivers, but that would be a full Board decision to make. There are two (2) different grey or silver Jeep vehicles that have been observed driving very fast, especially early in the mornings and Joe will meet with the individuals he believes are driving to try to resolve.

There was a non-English speaking contractor/laborer that was lost in the community after entering the Camp Wood gate, trying to find direction to the houses under construction. Shouldn't the contractors of these homes provide proper signage and provide directions to their workers? Contractors working on LVRE properties are provided access and information at the beginning of their builds. Out of bounds owners are not required to obtain any approval from LVRE and they are not required to use the Camp Wood entrance for their construction vehicles. Technically, these owners are not to have access to the community after the cattle guard, so are limited to using the Fair Oaks entrance. It was also noted that several of these new builds do not have aprons that are required under their deeds. Our enforcement is limited so our approach should be to ask for cooperation. Joe will work to craft a courtesy letter that can be sent to owners asking them to install aprons; Dan and Tiny Kenson will meet with the two general contractors for the houses currently under construction to ask for better signage and cooperation in construction matters.

Next meeting is on December 4th at 5:00 p.m.

Having no further discussions or questions, the meeting was adjourned at 6:35 p.m.

Respectfully submitted, Cindy Leath, acting recording secretary